



Completion Report FRM-144

Project Name:	HHIP2300001 Utopia – Clusters 2 & 4
Property Address:	House 2, Atheley Homeland





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Service Provider	AEA NT PTY LTD PO Box 519 Katherine NT 0851
Contact numbers:	(08) 89722 211
Stephen Curry - Technical Services Manager	0427 215 952
Luke Wilks - Senior Project Manager	0476 156 419
John Binns - Project Manager (Central Region)	0427 650 058
Australian Business Number (ABN)	86 009 635 901
Contractor Accreditation Limited (CAL) Registration Number	K-28-10183-07-24
Asset No	House 2, Atheley Homeland.
Contract No.	HHIP2300001
Completion date	16/08/2023

1. Project Summary

House 2, Atheley Homeland.

The Homelands Housing and Infrastructure Program (HHIP), managed through the Department of Territory Families, Housing and Communities (TFHC) is a program funded by the Australian Government of which is focused on improving the living conditions in Homelands to ensure residents have access to safe, secure and quality housing and infrastructure suitable to their needs.

AEA NT have completed the approved scope of works at House 2, Atheley Homeland, delivering a quality final product which was handed back to the primary residents who now have improved access to the 9 Healthy Living Practices.

The construction works at House 2, Atheley Homeland commenced on 5th June 2023 and were completed on 16th of August 2023 representing a ten (10) week works program.

The total labour hours expended on this project included 25% participation by Aboriginal staff and/or sub-contractors.



Picture of job completion handover with primary residents. Refer to 3.4 Talent Release Form

2. Scope and Visual Confirmation of Works

2.1. Kitchen and Living Area

- Patch metal wall and ceiling cladding
- Install 2 x new 820 door frames, solid core doors including hardware and locksets
- Enlarge window openings: 2 x 900hx1800w
- Install 2 x new windows, screens and flashings (living area window with box air-conditioner provision ONLY)
- Prepare and paint all surfaces (walls, ceiling, doors and window surrounds)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Repair/service and pressure clean existing stainless-steel kitchen (bench top, sink shelves)
- Supply and install new steel pantry cupboard
- Install new kitchen sink mixer
- Install new stainless steel splash back
- Install new electrical components including stove, lights, light switches, ceiling fan, fan switch, power points (including new power point near window with A/C provision), and smoke alarm.
- Paint touchups

Before works commenced:



After works completed:





2.2. Bedrooms

Bedroom 1

- Patch metal wall and ceiling cladding
- Install 1 x new 820 door frame, solid core door including hardware and lockset
- Enlarge window opening: 1 x 900hx1800w
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Prepare and paint all surfaces (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new steel wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Paint touchups

Bedroom 2

- Patch metal wall and ceiling cladding
- Install 1 x new 820 door frame, solid core door including hardware and lockset
- Enlarge window opening: 1 x 900hx1800w
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Prepare and paint all surfaces (walls, ceiling, door and window frames)
- Grind concrete floor ready for covering
- Prepare, tile and grout floor surfaces
- Supply and install new steel wardrobe
- Install new electrical components including light, light switch, ceiling fan, fan switch, power points (including new power point near window with A/C provision)
- Paint touchups

Bedroom 3 - Additional room (verandah)

- Prep existing verandah concrete slab and pour 100mm concrete topper (3.6m x 4m)
- Install new 75mm top-hat ceiling battens to existing roof structure
- Install new 75mm stud walls and clad external lining with maxi-rib metal sheeting
- Install wall and ceiling insulation and clad internal linings with maxi-rib metal sheeting
- Install 1 x new window, screen and flashings with box air-conditioner provision
- Install 1 x 920 door frame and solid core door including hardware and lockset
- Install flashings to suit and make vermin proof
- Prepare, tile and grout floor surfaces
- Supply and install new steel wardrobe
- Install new electrical components including light, light switch, wall mounted fan, fan switch, power points (including power point near window with A/C provision)
- Paint door frame and door and any other required touchups

Before Bedrooms works commenced:



After Bedrooms works completed:



2.3. Bathroom and Toilet

- Remove existing cladding and re-align shower walls with 9mm villa board
- Construct and fix steel frame nib wall as required
- Waterproof wet areas
- Prep, tile and grout shower wall linings
- Patch metal wall and ceiling cladding
- Install 1 x new 820 door frame, solid core door including hardware and lockset
- Install 1 x new vented window, screen and flashings
- Prepare, tile and grout floor surfaces
- Prepare and paint all surfaces (walls, ceiling, door and window frames)
- Supply and install new plumbing fittings and fixtures including stainless steel mixer, outlet, shower rose, waste grate, toilet pan, pan rubber, mini cistern cock
- Supply and install new stainless steel fixtures including towel rail, curtain rail, soap holder, handbasin and splash back and mirror
- Install new electrical components including light, switches, power point
- Paint touchups

Before Bathroom & Toilet works commenced:



After Bathroom & Toilet works completed:



2.4. Laundry (Outside)

- Patch metal wall and ceiling cladding
- Extend outside nib wall to provide added protection of washing machine/laundry tub area
- Prepare and paint all surfaces (walls and ceiling as required)
- Supply and install new plumbing fittings
- Supply and install new stainless steel fixtures
- Supply and install stainless steel splash back above laundry basin
- Install new electrical components including light, switches, and power point
- Paint touchups

2.5. External Areas

- Remove and replace electric Hot Water System
- Prep and paint existing T-bar clothesline uprights or re-string line
- Pressure clean, grind, fill cracks and top existing Front and Rear veranda concrete slabs
- Patch external metal wall cladding
- Pressure clean, prepare and paint external wall surfaces
- Install new electrical components including lights, switches, power points, meter isolator, RCDs, and compliant switchboard

Before Laundry & Exterior works commenced:



After Laundry & Exterior works completed:





3. Attachments

Electrical Certificate of Compliance

Water Proofing Certification

Glazing Certification

Talent Release Form



3.1. Electrical Certificate of Compliance

NO: CC 313537

Electrical Safety – Certificate of Compliance

The customer should retain this certificate as a form of warranty. Should you require any advice about the work set out in this form, contact the licensed electrical contractor below. Any alterations or additions to installation should be performed by an appropriately licensed person.

Contractor Name:	Stay Lit Electrical Pty Ltd.		
PWC NIW No:		Contractor Invoice No:	

Installation Details

Customer's Name:	ANS Projects, NT		
Address – Installation:	Lot House 2 Atheley, Sandover NT		
Address – Postal:			
Telephone (a/h):		Telephone (b/h):	8972 2211

Type of Installation Work (tick appropriate boxes)

New Additions Alterations Repairs

Describe Work Certified – ATTACH OTHER SHEETS AS REQUIRED

Installed new Sub Circuits. Replaced. Main Earth Cable. Installed meter isolator and neutral link. Safety Switches were installed on all circuits. Interconnected Smoke Alarms. Replaced all electrical apparatuses. All works test & Comply.

Non-Compliances observed on existing installation which were not repaired

QUOTE STANDARD & CLAUSE NUMBER FOR NON-COMPLIANCES – ATTACH OTHER SHEETS AS REQUIRED

Reported to Electricity Safety Regulator

nil observed

Electrical Worker

1. Riley Sherwood.	Licence No:	A 12662
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I certify that the above information is complete and correct and that I have carried out all examinations and tests on the electrical installation work detailed on this certificate, and the results satisfy all requirements of the Electricity Reform Act 2000.

Name:	Riley Sherwood.	Signature:	<i>[Signature]</i>	Date:	13/8/23
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Contractor or Authorised Agent acting on the Contractor's behalf

I certify the above information is complete and correct and that I have managed the electrical work detailed above ensuring it meets the requirements of the Electricity Reform Act 2000.

Business Name:	Stay Lit Electrical Pty Ltd.	Licence No:	C 4418		
Phone/Fax:		Mobile:	0451308806.		
Name:	Riley Sherwood.	Signature:	<i>[Signature]</i>	Date:	13/8/23

ORIGINAL (Blue) – Customer's Copy DUPLICATE (Yellow) – Transmission or Distribution Network Operator Copy TRIPPLICATE (Pink) – Contractor Copy

TRIPPLICATE (Pink) copy to be retained by Contractor for a period of 5 YEARS

www.worksafe.nt.gov.au

NORTHERN TERRITORY GOVERNMENT



3.2. Waterproofing Certification



ABN: 86 009 635 901

RTA: AU19696

Ph: 08 8972 2211

Fax: 08 8972 3540

Web: www.ausprf.com.au

Address: Units 5&6, 14 Pearce St Katherine NT 0851

Certification – Waterproofing of Wet Areas

Property Details	
Lot	House 2 - ATHELEY (UTOPIA).
Street Address	AS ABOVE.
Owner	NT Government

This is to certify that the waterproofing of the wet area including installation and materials at the premises situated above complies with the provisions of AS3740 – 2010 Waterproofing of Domestic Wet Areas, accreditation of the water proofing product meets AS4858 and the following part of the Building Code of Australia (BCA) 2019, BCA Part 3.8.1 (Domestic)

Installer Name	DONOVAN SEWELL.
Address	Unit 5 & 6 14 Pearce Street, Katherine South NT 0850
Contact No.	08 8972 2211
Licence No.	N/A

Signature *G. M. Sewell.*

Date: AUGUST 2023.



3.3. Glazing Certification

NORTHERN TERRITORY OF AUSTRALIA
BUILDING ACT

MANUFACTURER'S CERTIFICATION- WINDOWS / DOORS / SHOWER SCREENS

PROPERTY / PROJECT DETAILS	
Owner (if known):	AUS PROJECTS NT PTY LTD
Lot/Portion Number:	N/A
Address:	
Location: PO # 111486 (HOUSE # 2 ATHELEY)	Town / Hundred :
Building Permit Number :	N/A

Windows/Doors/Shower Screens manufactured to the following criteria			
Location in Building (floor level)	Ground	First	Second
• Serviceability design pressure(s) kPa	NC31/W2N		
• Ultimate design pressure(s) kPa	1000 PA		
• Water penetration test pressure Pa	150 PA		
• Localised pressures*(if applicable) kPa			
Or			
• window schedule certified by structural engineer	<input type="checkbox"/> Attached (tick if attached).		
Criteria obtained from			
<input type="checkbox"/> building permit (approved drawings) ref no:			
<input type="checkbox"/> structural engineer section 40 design certificate			
<input type="checkbox"/> NTDTC sheet M/412/1 or 2			
Window Fixing	Details of required fixings for wind loading must be provided with this certificate.		
Comments/Exclusions	Exclusions to this certificate must be clearly identified and certified separately.		
SLIDING WINDOWS X 5 - SUPPLY ONLY			


CERTIFICATION	
Manufacturer	Address
K & S WINDOWS	4 KIDMAN ST, CICCONE, NT 0870
Phone (08) 8952 3472	Email
	chris@kandwindowsnt.com
I certify that the *windows described above have been manufactured in accordance with the requirements of the NT Building Act and the attached fixing details are appropriate to the windows and/or doors for their location. INCLUDES – Window construction to AS2047, Glazing to AS1288, human impact in accordance with AS1288, fixing details provided are adequate for wind loads and allowance for increased pressures adjacent corners of buildings.	
Name	Position
CHRISTOPHER KROLLIG	OWNER/DIRECTOR
Signature	Date
	08/08/2023
Installation	
I certify that the *windows/doors/shower screens described above have been installed appropriately to their location in the building and in accordance with the attached fixing details.	
<input type="checkbox"/> Builder	Signature
	Date
OR	
<input type="checkbox"/> Manufacturer	Signature
	Date
OR	
<input type="checkbox"/> Section 40 certificate	To be attached

• Delete as applicable

March 2013



3.4. Talent Release Form




Talent release authority

Permission

I give permission for the AUS Projects NT to use my name and photographs, video or audio recordings of myself/ my child for marketing and promotional purposes including, but not limited to printed publications, newsletters, posters, advertisements, websites, social media, television commercials, billboards, and cinema and radio advertisements.

The permission will continue until I revoke permission in writing to the AUS Projects NT. In the situation where permission is revoked, every effort will be made to remove the image from future distribution; however, this may not be possible or practical in some situations.

I have read and understand the above:

Name:  ZACHARIA JONES

Guardian name if under 18 years:

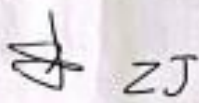
Phone:

Email:

Do you identify as being of Aboriginal or Torres Strait Islander descent? Y N

Wherever possible, AUS Projects NT will remain sensitive to cultural, family, and personal sensitivities. This information is optional.

Date: 16/8/2023



Signature (if under 18 years of age, must be signed by parent/guardian)

